

**HEARING OFFICER –Kelly Conference Room #155
March 12, 2025 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, March 12, 2025 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Ryan Robling

REPORTS RESOLUTIONS AND COMMUNICATIONS:

PETITIONS:

V-05-25 / VAR2025-02-0062

Jacqueline Neu
600 W. Guy Avenue
Parcel: 53-08-08-100-028.000-009
Request: Variance from side building setback
requirement in the Residential Medium Lot (R2) zoning
district. Case Manager: Jackie Scanlan

Jackie Scanlan, Development Services Manager, presented the staff report for V-05-25. Staff is recommending the Hearing Officer adopt the proposed findings and approve the requested variance with the following condition:

1. This approval is for the submitted building design only. Any additional encroachment will require compliance with the Unified Development Ordinance or a new variance approval.

Jacqueline Neu, petitioner, presented information regarding the variance request.

Robling made a motion to adopt the amended findings and approve V-05-25 with the amended condition:

1. This approval is for the encroachment on the eastern property line only. Any additional encroachment into the eastern property line will require compliance with the UDO or a new variance.

***Amended Findings of Fact #3:**

The strict application of the terms of the UDO will result in practical difficulties in the use of the property as it would not allow a modest and customary addition. The practical difficulties are peculiar to this property because of the orientation and location of the existing structure, which is close to and not parallel to the eastern property line. While the addition will move closer to the property line, it will be only roughly a foot closer. The desired 5 foot setback cannot be met, but the separation from the nearest residential structure will still exist, as the existing residence to the east is more than 40 feet from the petition structure. Variance from the UDO requirement will allow for an 8 foot addition on the eastern end of the northern façade of the structure for a screened porch.

Meeting adjourned 2:28 P.M.